

## 3 bedroom detached character house with pretty enclosed garden and covered parking



## INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	176 m2
Plot Size:	3040 m2

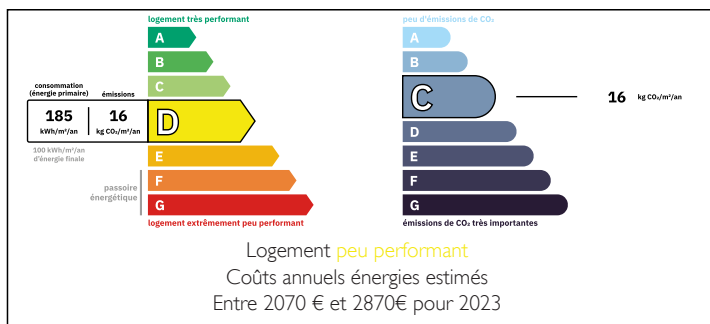
## IN BRIEF

Situated in a quiet hamlet this renovated farmhouse has around 170 m2 of living space all on one level and is set in enclosed garden of approx. 3000 m2.

The property comprises an entrance hall, sitting room with fireplace, lovely light living room with large windows at either end and open-plan kitchen and pantry. On the other side of the hallway are the 3 bedrooms, a bathroom and a study. There is also an attic that is partially insulated, a useful utility area /boiler room and a workshop/ barn attached to the main house.

Outside is a barbecue area and a well that are covered by a charming open sided outbuilding and a large terrace, accessible directly from the house, which makes the most of the lovely fully enclosed garden. There is further independent barn/ garage to...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Ground floor

- Entrance hall - 17.4m<sup>2</sup>
- Bedroom 1 - 11m<sup>2</sup>
- Bedroom 2 - 11m<sup>2</sup>
- Bedroom 3 - 20.5m<sup>2</sup>
- Study - 7.8m<sup>2</sup>
- Bathroom (bath, shower, washbasin) - 10m<sup>2</sup>
- Separate WC
- Dining room - 28m<sup>2</sup>
- Lounge/kitchen - 46.5m<sup>2</sup>
- Attached laundry/boiler room - 24.3m<sup>2</sup>
- Attached workshop/barn - 22m<sup>2</sup>

### First floor

- Attic - partially insulated and partially convertible

- \* Heating - oil fired, underfloor heating in living room
- \* Drainage - septic tank
- \* Double glazed throughout

ALL MEASUREMENTS ARE APPROXIMATE

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

## NOTES